

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Columbus-Muscogee**

State: **GA**

PJ's Total HOME Allocation Received: **\$22,214,704**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	10			
Program Progress:							
% of Funds Committed	95.87 %	95.85 %	8	95.51 %	60	56	
% of Funds Disbursed	92.90 %	87.79 %	1	87.58 %	77	75	
Leveraging Ratio for Rental Activities	0.04	3.65	10	4.86	0	1	
% of Completed Rental Disbursements to All Rental Commitments***	74.82 %	81.80 %	8	82.17 %	22	19	
% of Completed CHDO Disbursements to All CHDO Reservations***	58.00 %	61.46 %	9	71.17 %	22	23	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.80 %	73.81 %	7	81.54 %	14	17	
% of 0-30% AMI Renters to All Renters***	53.60 %	32.10 %	3	45.68 %	66	64	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	74.40 %	95.12 %	9	96.19 %	3	4	
Overall Ranking:			In State:	9 / 10	Nationally:	7 12	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,845	\$13,288		\$27,510	500 Units	28.30 %	
Homebuyer Unit	\$5,804	\$16,921		\$15,239	1,142 Units	64.70 %	
Homeowner-Rehab Unit	\$24,265	\$28,323		\$20,932	123 Units	7.00 %	
TBRA Unit	\$0	\$1,619		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Columbus-Muscogee GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$10,890	\$78,224	\$24,117
State:*	\$53,776	\$69,155	\$29,339
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	0.7 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	44.6	30.1	25.2	0.0
Black/African American:	53.8	66.1	74.0	0.0
Asian:	0.5	0.1	0.0	0.0
American Indian/Alaska Native:	0.0	0.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.8	0.0
Asian/Pacific Islander:	0.0	0.3	0.0	0.0

ETHNICITY:

Hispanic	1.1	2.7	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	74.4	30.8	55.3	0.0
2 Persons:	14.2	27.3	26.8	0.0
3 Persons:	7.1	23.5	10.6	0.0
4 Persons:	2.6	11.8	4.1	0.0
5 Persons:	1.3	4.6	1.6	0.0
6 Persons:	0.0	1.4	1.6	0.0
7 Persons:	0.3	0.6	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	45.1	30.4	18.7	0.0
Elderly:	40.6	1.0	43.1	0.0
Related/Single Parent:	5.0	47.6	8.9	0.0
Related/Two Parent:	2.1	13.7	21.1	0.0
Other:	6.6	7.2	8.1	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	53.6	0.3 #
HOME TBRA:	0.0	
Other:	2.6	
No Assistance:	43.8	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Columbus-Muscogee

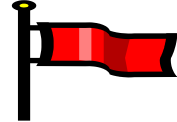
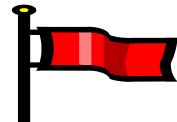
State: GA

Group Rank: 7
 (Percentile)

State Rank: 9 / 10 PJs

Overall Rank: 12
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	74.82	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	58	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.8	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	74.4	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.39	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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